

PURCHASER'S STATEMENT

Date: September 30, 2015

GFNo: 1515475-COM

Sale From: MFPB Ed Bluestein LLC, a Texas limited liability company as to 50% interest
3839 Bee Cave Road, Ste. 205
Austin, TX 78746

To: MOS8 Partners, Ltd., a Texas limited partnership
2700 Barton Creek Blvd., Suite 230
Austin, TX 78735

Travis County Exchange Corporation as Qualified
Intermediary for Farahani Family, LLC as to a 25%
interest
3723 Jefferson, Ste. 210
Austin, TX 78731

Travis County Exchange Corporation as Qualified
Intermediary for 3423 Holdings, LLC as to a 25%
Interest
P.O. Box 40127
Austin, TX 78704

Property: Lot 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUB PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN
FACILITY, Travis County, TX
3443 Ed Bluestein Blvd.
Austin, TX 78721

Purchase Price **\$13,000,000.00**

Plus: Charges

Loan Charges to Service Lloyds Insurance Company.....	\$86,369.00
Loan Commitment Fee.....	\$86,369.00
Attorney's Fees (Lender's Counsel) to Kenyon & Sproull, P.C.....	\$6,850.00
Attorney's Fees (Buyer/Borrower's Counsel) --ESTIMATED to Metcalf Wolff Stuart & Williams, LLP.....	\$37,374.49
Information Gathering/Feasibility Study to GSC Architects.....	\$112,700.00
Consulting Services (MOS8 Partners portion only) to Digital 724.....	\$26,788.90
Strategy & Creative Planning to Watershed 5 Studios.....	\$1,625.00
Property Insurance to FD&S Insurance Agency.....	\$64,296.62
Liability Insurance to FD&S Insurance Agency.....	\$42,097.23
Reimbursement for Initial Payment to GSC Architects and payment to Roy Bechtol to International Development Management.....	\$27,000.00
Operating Capital to MOS8 Partners, Ltd.....	\$250,000.00
Title Insurance to Independence Title Co.....	\$16,844.35
LP/OP Simultaneous.....	\$100.00
Tax Amendment - Rollbacks.....	\$20.00
Tax Amendment - NYD&P.....	\$5.00
End T-19 REM LP Non Resi.....	\$2,974.10
End T-23 Access.....	\$100.00
End T-25 Contiguity.....	\$100.00
Area&BndryAmend T-1 OP.....	\$8,127.15
EndT-19.1NonResi+AreaBndAmd.....	\$5,418.10
60% of Title Premium to Jimmy Nassour, Attorney (after UW).....	
Title Company Fees to Independence Title Co.....	\$658.00
Escrow Fee.....	\$250.00
Courier Fee.....	\$50.00
Recording Fees.....	\$344.00
E-recording Fees.....	\$14.00

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Reimbursement to Seller for Insurance Policy	\$9,052.72
Total Charges	\$681,656.31
Gross Amount Due By Purchaser	\$13,681,656.31
Less: Credits	
Tax Proration 1/1/15 to 9/18/15	\$118,664.00
Earnest Money Released to MFPB Ed Bluestein, LLC	\$100,000.00
Additional Earnest Money Released to MFPB Ed Bluestein LLC	\$400,000.00
2nd Additional Earnest Money Released to MFPB Ed Bluestein LLC	\$100,000.00
Portion of GrayRab 183 LLC Proceeds as Equity Investment in MOS8 Holdings LLC	\$800,000.00
Loan Amount from Service Lloyds Insurance Company	\$6,500,000.00
Total Credits	\$8,018,664.00
Balance Due by Purchaser	<u>\$5,662,992.31</u>

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

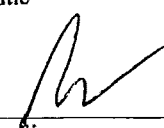
The undersigned hereby authorizes Independence Title to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement

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Independence Title

By


Gay M. Heavlin

MOS8 Partners, Ltd., a Texas limited partnership

By: MOS8 GP, LLC, a Texas limited liability company, its General Partner

By:


Richard Weldon, Manager

By:

Christopher Milam, Manager



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MOS8 Partners, Ltd., a Texas limited
partnership

By

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